

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

12-Jan-2011

TWENTY-FIVE HIGHEST REAL ESTATE ASSESSMENTS

		<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp	\$226,966,900		\$ 226,966,900	\$237,274,766
2	Northwestern Mutual Life Ins.	154,448,400		154,448,400	161,462,786
3	Metropolitan Associates	96,248,000		96,248,000	100,619,173
4	NNN 411 East Wisconsin LLC	90,149,000		90,149,000	94,243,182
5	Marcus Corp/Milw City Center/Pfister	85,222,700		85,222,700	89,093,151
6	Towne Realty	84,794,000		84,794,000	88,644,981
7	100 E. Wisconsin - CW Wisconsin Ave. LLC	65,497,000		65,497,000	68,471,594
8	M & I Marshall & Ilsley Bank	65,323,200		65,323,200	68,289,900
9	Flanders Westborough	56,909,000		56,909,000	59,493,563
10	Geneva Exchange Fund	56,024,000		56,024,000	58,568,371
11	875 East Wisconsin-875 East Sponsor LLC	54,700,000		54,700,000	57,184,240
12	Riverbend Place	54,376,000		54,376,000	56,845,525
13	Renaissant LaFayette Apts	52,582,000		52,582,000	54,970,050
14	Columbia-St Mary's Hospital	50,850,000		50,850,000	53,159,390
15	Hub Milwaukee Center	49,244,000		49,244,000	51,480,452
16	Inland Western Midtown	48,835,900		48,835,900	51,053,818
17	Miller - Coors Brewing		45,624,900	45,624,900	47,696,988
18	Liberty Property Ltd	44,627,300		44,627,300	46,654,081
19	Juneau Village / Crichton - Katz	39,588,000		39,588,000	41,385,918
20	Mandel Group	39,041,100		39,041,100	40,814,180
21	J.P. Morgan Chase Bank	37,220,500		37,220,500	38,910,896
22	Walmart/Sam's Club	36,427,700		36,427,700	38,082,090
23	Aurora Health	35,336,400		35,336,400	36,941,228
24	Cathedral Place	33,799,000		33,799,000	35,334,006
25	Yankee Hill Housing	32,360,000		32,360,000	33,829,653

Manufacturers values listed in bold type

* The values indicated above are reported at 95.66 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

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12-Jan-2011

NON-INDUSTRIAL TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

	<u>Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1 US Bank Corp	\$226,966,900	\$14,724,370	\$241,691,270	\$252,667,854
2 Northwestern Mutual Life Ins.	154,448,400	38,119,200	192,567,600	201,313,197
3 Metropolitan Associates	96,248,000	150,263	96,398,263	100,776,260
4 Marcus Corp/Milw City Center/Pfister	85,222,700	10,255,060	95,477,760	99,813,952
5 NNN 411 East Wisconsin LLC	90,149,000		90,149,000	94,243,182
6 Towne Realty	84,794,000	119,160	84,913,160	88,769,553
7 M & I Marshall & Ilsley Bank	65,323,200	13,493,510	78,816,710	82,396,228
8 100 E. Wisconsin - CW Wisconsin Ave. LLC	65,497,000	115,250	65,612,250	68,592,078
9 Riverbend Place	54,376,000	4,548,000	58,924,000	61,600,076
10 Flanders Westborough	56,909,000	60,320	56,969,320	59,556,623
11 Geneva Exchange Fund	56,024,000		56,024,000	58,568,371
12 875 East Wisconsin-875 East Sponsor LLC	54,700,000		54,700,000	57,184,240
13 Columbia-St Mary's Hospital	50,850,000	2,283,090	53,133,090	55,546,168
14 Renaissance LaFayette Apts	52,582,000		52,582,000	54,970,050
15 Hub Milwaukee Center	49,244,000		49,244,000	51,480,452
16 Inland Western Midtown	48,835,900		48,835,900	51,053,818
17 Liberty Property Ltd	44,627,300		44,627,300	46,654,081
18 J.P. Morgan Chase Bank	37,220,500	4,760,310	41,980,810	43,887,399
19 Juneau Village / Crichton - Katz	39,588,000		39,588,000	41,385,918
20 Mandel Group	39,041,100		39,041,100	40,814,180
21 Aurora Health	35,336,400	2,147,960	37,484,360	39,186,739
22 Johnson Controls	23,483,300	13,968,290	37,451,590	39,152,481
23 Walmart/Sam's Club	36,427,700		36,427,700	38,082,090
24 Cathedral Place	33,799,000		33,799,000	35,334,006
25 Yankee Hill Housing	32,360,000		32,360,000	33,829,653

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TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

		<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp	\$226,966,900		\$14,724,370	\$241,691,270	\$252,667,854
2	Northwestern Mutual Life Ins.	154,448,400		38,119,200	192,567,600	201,313,197
3	Metropolitan Associates	96,248,000		150,263	96,398,263	100,776,260
4	Marcus Corp/Milw City Center/Pfister	85,222,700		10,255,060	95,477,760	99,813,952
5	NNN 411 East Wisconsin LLC	90,149,000			90,149,000	94,243,182
6	Towne Realty	84,794,000		119,160	84,913,160	88,769,553
7	M & I Marshall & Ilsley Bank	65,323,200		13,493,510	78,816,710	82,396,228
8	100 E. Wisconsin - CW Wisconsin Ave. LLC	65,497,000		115,250	65,612,250	68,592,078
9	Miller - Coors Brewing		45,624,900	18,546,110	64,171,010	67,085,383
10	Riverbend Place	54,376,000		4,548,000	58,924,000	61,600,076
11	Flanders Westborough	56,909,000		60,320	56,969,320	59,556,623
12	Geneva Exchange Fund	56,024,000			56,024,000	58,568,371
13	875 East Wisconsin-875 East Sponsor LLC	54,700,000			54,700,000	57,184,240
14	Columbia-St Mary's Hospital	50,850,000		2,283,090	53,133,090	55,546,168
15	Renaissant LaFayette Apts	52,582,000			52,582,000	54,970,050
16	Hub Milwaukee Center	49,244,000			49,244,000	51,480,452
17	Inland Western Midtown	48,835,900			48,835,900	51,053,818
18	Harley Davidson	16,552,467	14,086,800	17,754,760	48,394,027	50,591,877
19	Liberty Property Ltd	44,627,300			44,627,300	46,654,081
20	J.P. Morgan Chase Bank	37,220,500		4,760,310	41,980,810	43,887,399
21	Juneau Village / Crichton - Katz	39,588,000			39,588,000	41,385,918
22	Mandel Group	39,041,100			39,041,100	40,814,180
23	Aurora Health	35,336,400		2,147,960	37,484,360	39,186,739
24	Johnson Controls	23,483,300		13,968,290	37,451,590	39,152,481
25	Allen-Bradley	944,200	18,722,100	16,927,960	36,594,260	38,256,215

Manufacturers values listed in bold type

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